

1 Abran E. Vigil  
Nevada Bar No. 7548  
2 Justin A. Shiroff  
Nevada Bar No. 12869  
3 Kyle A. Ewing  
Nevada Bar No. 14051  
4 BALLARD SPAHR LLP  
1980 Festival Plaza Drive, Suite 900  
5 Las Vegas, Nevada 89135  
Telephone: (702) 471-7000  
6 Facsimile: (702) 471-7070  
vigila@ballardspahr.com  
7 shiroffj@ballardspahr.com  
ewingk@ballardspahr.com

8 *Attorneys for JPMorgan Chase Bank, N.A.*  
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10 UNITED STATES DISTRICT COURT  
11 DISTRICT OF NEVADA

12 JPMORGAN CHASE BANK, N.A.,

13 Plaintiff,

14 vs.

15 SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company;  
16 MONTAGNE MARRON COMMUNITY  
ASSOCIATION, a Nevada non-profit  
17 corporation; RODRIGO J. COLOMA, an  
individual; NICOLE E. COLOMA, an  
18 individual,

19 Defendants.

20 SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,

22 Counter/Cross Claimant,

23 vs.

24 JPMORGAN CHASE BANK, N.A., a  
national banking association; RODRIGO  
25 J. COLOMA, an individual,

26 Counter/Cross Defendant.

Case No. 2:16-cv-02230-RFB-VCF

**STIPULATION AND ORDER TO  
DISMISS WITH PREJUDICE  
CLAIMS BETWEEN JPMORGAN  
CHASE BANK, N.A., SFR  
INVESTMENTS POOL 1, LLC, AND  
MOTAGNE MARRON COMMUNITY  
ASSOCIATION**

Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-Defendant/Cross-Defendant JPMorgan Chase Bank, N.A. (“Chase”), Defendant/Counterclaimant/Cross-Claimant SFR Investments Pool 1, LLC (“SFR”), and Defendant Montagne Marron Community Association (“Montagne Marron”) (collectively, the “Parties”), through their respective attorneys, stipulate as follows:

1. This action concerns title to real property commonly known as 11208 Lavandou Drive, Las Vegas, Nevada (“Property”) following a homeowner’s association foreclosure sale conducted on September 26, 2012, with respect to the Property.

2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust recorded against the Property in the Official Records of Clark County, Nevada as Instrument Number 20050630-0004923 (“Deed of Trust”), and in particular, whether the Deed of Trust continues to encumber the Property.

3. The Parties to this Stipulation have settled and agreed to release their respective claims, including the Complaint and the Counter-Claim, and further agreed that the claims between them, shall be DISMISSED with prejudice.

4. As neither Rodrigo J. Coloma nor Nicole E. Coloma appeared in this action, Chase hereby voluntarily dismisses its claims against them pursuant to Fed. R. Civ. P. 41(a)(1)(A)(i).

5. This Stipulation shall have no effect on SFR’s cross-claim against Rodrigo J. Coloma.

6. The Parties further stipulate and agree that the Lis Pendens recorded against the Property in the Official Records of Clark County, Nevada, as Instruments Number 20161207-0001917 be, and the same hereby is, EXPUNGED.

7. The Parties further stipulate and agree that the \$500 in security costs posted by Chase on November 9, 2016 pursuant to this Court’s Order [ECF No. 16] shall be discharged and released to the Ballard Spahr LLP Trust Account.

8. The Parties further stipulate and agree that a copy of this Stipulation and Order may be recorded with the Clark County Recorder;

1           9.       This case shall remain open until such time as SFR resolves its pending  
2 cross-claim against Rodrigo J. Coloma, and

3           10.     The Stipulating Parties in this case number 2:16-cv-02230-RFB-VCF  
4 shall bear its own attorneys' fees and costs.

5           Dated: January 3, 2019

6 BALLARD SPAHR LLP

KIM GILBERT EBRON

7  
8 By: /s/ Justin A. Shiroff  
Abran E. Vigil  
Nevada Bar No. 7548  
9 Justin A. Shiroff  
Nevada Bar No. 12869  
10 Kyle A. Ewing  
Nevada Bar No. 14051  
11 1980 Festival Plaza Drive, Suite 900  
Las Vegas, Nevada 89135

By: /s/ Jacqueline A. Gilbert  
Diana S. Ebron  
Nevada Bar No. 10580  
Jacqueline A. Gilbert  
Nevada Bar No. 10593  
Karen L. Hanks  
Nevada Bar No. 9578  
7625 Dean Martin Dr., Suite 110  
Las Vegas, Nevada 89014

12           *Attorneys for JPMorgan Chase Bank, N.A.*

*Attorneys for SFR Investments Pool  
1, LLC*

13  
14 THE CLARKSON LAW GROUP, P.C.

15  
16 By: /s/ Matthew J. McAlonis  
Matthew J. McAlonis  
Nevada Bar No. 10003  
17 3230 South Buffalo Drive, Suite 108  
Las Vegas, NV 89117

18           *Attorney for Montagne Marron Community*  
19 *Association*

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21  
22 IT IS SO ORDERED:

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24 UNITED STATES DISTRICT JUDGE

25 DATED: January 4, 2019